

**Lyndon Township
PLANNING COMMISSION
SPECIAL LAND USE PUBLIC HEARING AND PLANNING COMMISSION MEETING
17751 N. Territorial Rd., Chelsea, MI 48118
Thursday, March 12th, 2009 @7 PM**

APPROVED MINUTES

Members Present: Leon Moore, Michael Grambau, Mary Jane Maze, Jerry Nelson, John Reilly, Joyce Spencer

Members Absent: None

Also Present: Merritt Honbaum-Ordinance Officer, Robert Mester-Deputy Ordinance Officer, Betsy Arcari- Applicant, Sally Elmiger-Carlisle/Wortman Associates

Call to Order: Meeting called to order at 7:03 PM followed by the Pledge of Allegiance.

Open Public Hearing

Betsy Arcari was asked by Chairman Leon Moore what the nature of her request was for this application. She responded that she wanted to provide a weekend retreat whereby 6 or 7 women could get together to focus on their hobby - quilting or crafting. Chairman Moore asked for public comments. Charles Murphy, a neighboring resident at 17601 Bowdish Rd, was in support and made comments explaining that it would not cause any congestion with her long driveway and that her land provided ample space. This part-time business would help to supplement her income and she would only advertise by word of mouth.

Close Public Hearing at 7:06 PM

Sally Elmiger addressed the applicant, Betsy Arcari. Elmiger gave the definition of a Bed & Breakfast as compared to the standards outlined in the zoning ordinance. Ms. Arcari would not be limited to serving just a breakfast meal because she will have less than 10 guests. Sally Elmiger expressed her support with conditional recommendations on issues of parking, septic system provisions, and signage.

Moore opened discussion for further questions and Nelson asked if there was a walkout basement and provided lavatory and smoke alarms in this basement area. Ms. Arcari responded "yes" to each of these inquiries. Leon Moore believed the septic system should be adequately sized for her purpose. A temporary sign may be less than 16sq. ft and must sit back at least 35 feet from the road. Anything larger would require a permit. Parking was addressed by Grambau and asked about room for parking. Ms. Arcari said there was room for 20 cars and was wide enough to allow passing cars (in the case of emergency vehicles) to get through.

Leon Moore entertained a motion for the approval of this application with conditions as follows:

- a letter from the Building Official for approval for proposed use
- a letter from the Health Department to approve drain field function
- parking will be located in the rear of the house
- hours of operation are limited to 4-days a week

Nelson motioned and Reilly supported. **Roll Call Vote: Moore – aye; Spencer – aye; Maze – aye; Grambau – aye; Nelson – aye; Reilly – aye. Carried 6-0.**

Adjourn Public Hearing

Open Planning Commission Regular Meeting at 7:36

Call To the Public: None

Approval of Minutes: Reilly motioned to approve the minutes from February 12th, 2009 with a second from Nelson. Carried 6-0. Additionally, the Work Session minutes dated February 19th, 2009 were approved with a motion by Grambau and supported by Nelson. Carried 6-0.

Approval of Agenda: An addition was made to new business regarding wind energy conversion on resident property. The agenda was approved as amended with a motion from Grambau followed by a second from Nelson. Carried 6-0.

Reports: Township Board- Mary Jane Maze referred to the MTA's recommendation that the Planning Commission body should consist of either five or seven members. Following a brief discussion, the members agreed to stay with the present six and continue to look to fill the vacancy with a seventh person. This proposal was motioned by Reilly and supported by Grambau. Carried 6-0.

Also mentioned was the follow up on the deposit refund for the North Lake Country Store. The Township wanted assurance that this property's zoning will be deemed as non-compliant if or when it is sold to a new owner. The Township will work with Peter Flintoft in exploring possible legal avenues; perhaps a notice of affidavit may appear on the deed. It is also recorded in the Township Board minutes that there will be something filed with the County. The Board agreed to keep this as an agenda item until resolved.

Zoning Board of Appeals- No meeting- scheduled for 3/17.

Chelsea Area Planning Team- Robert Mester reported there was some initiation to propose the use of the L.I.A.A grant to fund a study for fire facility allocation. This was turned down by the County as they claimed that is not something they do. Mester expressed that C.A.P.T. presently has no formal organizational representation and a lack of voting procedures. It is unclear how the allocation of this L.I.A.A. Grant works. Treasurer, Mary Jane Maze, will verify if the Township has already issued the check. Mester will follow up with Anya Dale.

Ordinance Officer- Merritt Honbaum reported the Laser Tag Special Hearing is set for March 24th and anticipates numerous public residents present.

Verizon Tower at M-52 and Boyce Rd. is still on hold. There have been no deposits submitted nor any proposed drawings for this site. Item remains tabled.

Washtenaw County 800-Megahertz Radio Consortium tower has a completed application and will proceed with Special Hearing for April 16, 2009. Honbaum will address pertinent issues at the next regularly scheduled P.C. meeting.

Joslin Lake Rezoning project still needs more information to complete its application. It will petition for sewers and will address the road issue. Item remains tabled.

Wind Energy Conversion- Honbaum received a call regarding resident purchase of wind turbines in rural areas. This brought up the idea of creating an ordinance for this purpose based on the current guidelines adopted by Lodi Township and the present County Wind Energy Ordinance. These will be on the agenda to review at the next meeting.

Correspondence- A Wind Energy meeting will be attended by Mary Jane Maze, Linda Reilly, and Merritt Honbaum later this month.

New Business- Elections Officers were selected for a new term. Reilly nominated **Leon Moore** for **Chairman** and was supported by Nelson. Carried 6-0. For **Vice-Chair**, **Grambau** was nominated by Nelson and supported by Spencer. Carried 6-0. **Mary Jane Maze** was elected as **Secretary** nominated by Nelson. Carried 6-0.

Bylaws and Rules and Regulations will be reviewed further by Commissioners and discussed at the next meeting.

Master Plan - Discussion began regarding relevant maps to be included and may add photos at a later time. Elmiger suggested adding language explaining exactly what it is that we envision for these districts. Elmiger will email the proper procedure to follow before the actual Special Hearing date. The Township Board must first approve a copy sufficient for distribution. Final sample drafts are then sent to neighboring communities and to the County Planners for comments allowing 63 days for review.

Adjournment- 9:20 PM

Lisa Maze,
Assistant Office Manager